



Chester Road, Streetly/Aldridge Borders,
WS9 0PH

Offers in the Region Of £470,000

Paul Carr Estate Agents are delighted to bring to market this charming four bedroom detached family home, positioned conveniently for local transport links, amenities and popular local schooling (catchments should be checked).

Set back from the road the property is approached via an "in/out" driveway leading to side garage and front porch door.

Upon entering the property there is a welcoming reception hallway with useful storage cupboard, stairs to first floor landing, access to kitchen and double doors opening into a bright and spacious lounge diner. The lounge diner is 'L' shaped and dual aspect with impressive outlook to fore and stunning views to rear garden which is a key feature of this sublime family home.

The breakfast kitchen is well appointed and comprises a range of wall, drawer and base level units with work surface over, matching breakfast bar, sink unit with drainer and mixer taps over, space for a free-standing cooker, and space for further white goods.

Off the kitchen is an inner hallway with door to rear garden, garage and guest wc. The guest wc is fitted with a low flush wc unit, and wall mounted hand wash basin.

On the first floor there are four well proportioned bedrooms which offer excellent accommodation for a growing family.

The family bathroom has been fitted to a high standard and has a four piece suite comprising low flush wc unit, wall mounted hand wash basin, bath and corner shower cubicle with complimentary tiling to walls and tiled feature wall.

Outside this wonderful family home is a well screened rear garden with paved patio area, raised lawned area with mature plants and shrubs with side gated access and enclosed boundaries.

To the fore there is an on/off driveway and garage.

The garage having up and over door, and door leading to inner lobby.

Internal viewing is considered essential to appreciate the size and standard of accommodation on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Mains gas, water, electric and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Reception Hallway 9' 1" x 7' 2"
(2.77m x 2.18m)

Breakfast Kitchen 14' 5" x 8' 1"
(4.39m x 2.46m)

Lounge Diner 18' 5" max x 8' 4" min x 19' 5" max x 9' 8" min
(5.61m x 5.91m) Being L shaped

Guest wc 5' 0" x 2' 8"
(1.52m x 0.81m)

Garage 16' 0" x 8' 3"
(4.87m x 2.51m)

First Floor Accommodation

Bedroom One 10' 10" x 9' 0" to fitted wardrobes
(3.30m x 2.74m)

Bedroom Two 8' 3" x 9' 4" to fitted wardrobes
(2.51m x 2.84m)

Bedroom Three 9' 9" max x 5' 6" min x 11' 6" max x 5' 9" min
(2.97m x 3.50m)

Bedroom Four 8' 7" max x 8' 6" max x 7' 4" min
(2.61m x 2.59m)

Family Bathroom 6' 11" x 9' 2"
(2.11m x 2.79m)

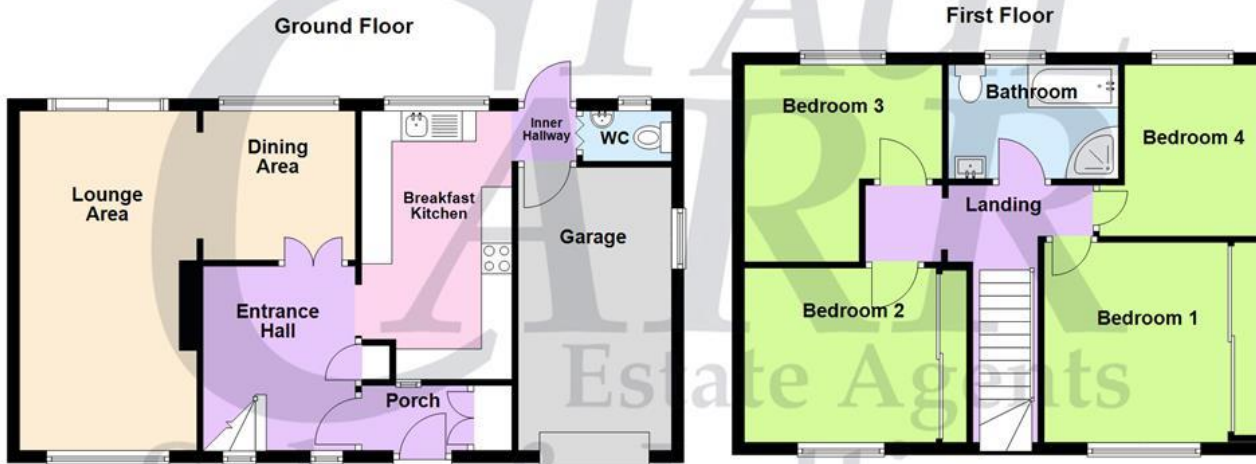






Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 8th April 2024